

**RESOLUTION NO. 08-1302**

**A RESOLUTION ACCEPTING THE CONVEYANCE OF PRIVATE PROPERTY DESCRIBED AS TALL TIMBERS DRIVE OUT OF THE FOREST POINTE ADDITION, EULESS, TARRANT COUNTY, TEXAS**

**WHEREAS**, Tall Timbers Drive is currently platted as a private emergency access and utility easement out of the Forest Pointe Addition, Euless, Tarrant County, Texas, and owned by the Tarrant County Housing Partnership, Inc., and by the Forest Pointe Estates Owners Association; and

**WHEREAS**, Tarrant County Housing Partnership, Inc., by formal action of its Board of Directors on August 1, 2007, and by formal action by the Forest Pointe Estates Owners Association on June 4, 2007, conveyed and donated certain real property to the City of Euless, copies of which are attached hereto as Exhibits "1" and "2" respectively; and

**WHEREAS**, it is the intention of the City Council of the City of Euless, Texas, by adoption of this resolution, to formally accept the conveyance and donation of such property to the City of Euless as public right of way, for no consideration.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS:**

**SECTION 1**

**THAT** the City of Euless, acting by and through its City Council, hereby accepts the conveyance and donation of the property known as "Tall Timbers Drive" from the Tarrant County Housing Partnership, Inc., and the Forest Pointe Estates Owners Association, attached hereto as Exhibit "3".

**SECTION 2**

**THAT** the City Secretary of the City of Euless is hereby directed to cause a certified copy of this resolution and its attachments to be filed among the real property records of Tarrant County, Texas, after its passage and approval as provided by law.

**PRESENTED AND APPROVED** at a regular meeting of the Euless City Council on the 9th day of December, 2008, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and \_\_\_\_\_ abstentions.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Mary Lib Saleh, Mayor

\_\_\_\_\_  
Susan Crim, TRMC, City Secretary

**TARRANT COUNTY HOUSING PARTNERSHIP, INC.**  
**Board of Directors Meeting Minutes**  
**August 1, 2007**

**Members Present**

Mary Jane Barnett  
Paul Bradford  
Jeanette Britain  
Joel Burns  
M.C. Henke  
Rebecca Mowell  
Martin Noto  
Zeb Strong  
Lias Carl Young

**Members Absent**

Katie Bray  
Charleen Goldston  
James Kunde  
Rosa Navejar

**Staff**

Robert Ausman  
Donna VanNess

**Counsel**

Virginia Winker

Martin Noto, Board Chair, called the regularly scheduled meeting of the Board of Directors to order at 4:05 p.m. in the TCHP Conference Room at 603 West Magnolia, Fort Worth. Martin asked the Board to review the minutes of the July 11, 2007 board meeting and take action. Becky Mowell made a motion to approve the minutes with corrections, Paul Bradford provided a second, and the motion passed unanimously.

Robert Ausman presented and reviewed the June financial statements and actuals on the cash flow sheet. Under Revenue, Robert noted a \$2,500 contribution was received from XTO Energy and \$20,000 in developer's fees was received for the property on Homemaker. Due to the continuing decrease in operating cash, a draw for \$9,500 was made from Tall Timbers and \$7,200 from Aspen Oaks instead of the projected \$3,500 from each. Under Expenses, the only item of note was construction costs of \$5,357 for acq/rehab properties on Treeview and Winnsboro.

Looking ahead at projected revenue, Robert stated that developer's fees of \$23,700 were received for Darlene in July. TCHP also received a \$10,000 contribution from Wachovia. Martin thanked Mary Jane Barnett for her assistance in helping TCHP obtain Wachovia's support. Robert noted that proceeds from the sale of Jordan Lane properties are anticipated to begin in September. Martin requested that Robert and the finance committee review the budget without the \$10,000 contribution from Chase and \$50,000 from Texas Hampton Villas. He stated that Chase is refocusing their contribution dollars and anticipates a possible decrease in support for 2007. And based on preliminary information received from Southwest Housing, TCHP may not receive a payment as anticipated until later in the year, if at all. Paul Bradford is working with Donna to investigate the matter further with Southwest Housing.

Donna distributed information on the golf fundraising event and requested all members to complete the 'key contact sheet' to help identify potential supporters and volunteers. Jeannette Britain, M.C. Henke and Paul Bradford volunteered to serve on the event committee. Martin announced that Ronnie Hansen, Vice President of Corporate Banking for Compass Bank has agreed to chair the event.

Martin announced the ED job posting has been distributed to various media and internet outlets including local chambers of commerce offices. Lias Carl Young and Mary Jane Barnett offered to assist the Executive Committee in reviewing the applications received.

Martin asked the Board to review the membership application received from Henry Borbolla and take action. Mary Jane Barnett made a motion to approve the application, Zeb Strong provided a second, and the motion passed unanimously.

Donna presented the Acting Executive Director's Report to update the board on TCHP programs (for July attached). Donna reported that Administaff is no longer a serving as TCHP's HR partner and Robert is working toward finding alternative resources for providing health and worker's comp insurance.

Additional announcements included a notification of a fire in a unit at Tall Timbers caused by the renter, who has been moved to another comparable unit until funds are available to make repairs. James Kunde sent notice that he is experiencing health problems and would not be able to make board meetings until further notice. Executive Assistant Chris Breland has requested approval to attend a HCV Housing Quality Standards certification seminar in Dallas next month. Donna distributed copies of a FW Weekly article regarding former employees Angela Smith and Yolanda Coleman. Martin stated that TCHP has not received any negative feedback concerning the article at this time. Joel Burns suggested contacting Rev. Davis to assure him of TCHP's position. Virginia Winker reported that TCHP is appealing Smith and Coleman's TWC claims for unemployment.

In other business, Martin reviewed the information from the City of Euless made at the previous board meeting concerning the replatt of a small parcel of land at Tall Timbers and asked the board to take action. Zeb Strong made a motion to pursue transfer of ownership contingent upon receipt of acceptable documentation and Lias Carl Young provided a second, and the motion carried unanimously.

With no further business discussed, the meeting was adjourned at 5:05pm. The next meeting will be held on October 3, 2007.



Eunless subject to any conditions as agreed to by the Board of Directors. As evidenced by the signatures attached hereto, more than two-thirds (2/3) of the owners have signed this Consent.

IN WITNESS WHEREOF, this Consent has been executed under seal on the day and year first above written.

**FOREST POINTE ESTATES OWNERS ASSOCIATION, INC.**

By: *[Signature]*  
Its: PRESIDENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Lawrence G. Szuhg of Forest Pointe Estates Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4<sup>th</sup> day of June, 2007.



*[Signature]*  
Notary Public in and for  
the State of Texas

My Commission Expires: 4/18/2008

As evidenced by their signatures attached hereto, the undersigned hereby consent to the foregoing conveyance and/or dedication of Tall Timbers Street to the City of Euless. The signature of any one owner of a lot constitutes evidence of the owner's authority to act on behalf of all owners of a lot.

[SIGNATURES FOLLOW ON ATTACHED SHEETS]

Signature *Kaul J. McIntyre*  
Address 1505 Milla Court

Signature *Debra Kaczkowski*  
Address 1500 Milla Ct.

Signature *Kathleen Jensen*  
Address 406 Milla Ln

Signature *Richard Yps*  
Address 1507 MILLA CT.

Signature *Vince Petropoulos*  
Address 1506 Milla Ct.

Signature *Kelly Courtkamp*  
Address 1503 Milla Ct.

Signature *Jini Black*  
Address 1501 Milla Court.

Signature *Jebbie Millan*  
Address 1509 Milla Ct.

Signature *Ashwini AKHIA SAGALWALA*  
Address 408 Milla Lane

Signature *Kathryn G. Conlin*  
Address 404 MILLA LANE

Signature *C.M. Hartley*  
Address 1502 Milla Ct

Signature *Kelly G. Lane*  
Address ~~1509~~ Milla Lane

Signature  
Address

Signature  
Address

Signature  
Address

Signature  
Address

Signature  
Address

Signature  
Address

Signature: Pat M Chumney  
Address: 402 Milla Eulless TX 76039

Signature: [Signature]  
Address: 410 MILLA LANE, EULLESS

Signature: [Signature]  
Address: 400 MILLA LN.

Signature: [Signature]  
Address: 514 Milla Lane Eulless 76039

Signature: [Signature]  
Address: 1503 Fiori Way #34

Signature: [Signature]  
Address: 414 Milla Lane

Signature: [Signature]  
Address: 420 Milla Lane

Signature: [Signature]  
Address: 1500 Fiori Way

Signature: [Signature]  
Address: 518 Milla Ln

Signature: [Signature]  
Address: 412 Milla Lane Eulless TX 76039

Signature: [Signature]  
Address: 1504 Milla Ct.

Signature: [Signature]  
Address: 520 Milla Ct

Signature: [Signature]  
Address: 504 Milla Ln

Signature  
Address

Signature  
Address

Signature  
Address

Signature  
Address

Signature  
Address



*Diane Gammie*

Signature

*1514 Alberi Dr.*

Address

*Elee Nixvander*

Signature

*508 MILLA LN.*

Address

*Brenda Potts*

Signature

*1508 Fiori Way*

Address

Signature

Address



Signature *Phil M. Stang*  
Address *414 MILLA LANE*

Signature  
Address



Dave Kussal  
Signature  
1524 Alberi Dr  
Address

Signature

Address

Earl L. Swain  
Signature  
1523 Alberi Drive  
Address

Signature

Address

Eleanor M. Santistevan  
Signature  
1511 Alberi Dr  
Address

Signature

Address

Elizabeth A. Lewis  
Signature  
1508 Alberi  
Address

Signature

Address

Karl J.  
Signature  
513 Millbrae Blvd, TX  
Address

Signature

Address

Gregg James Hays  
Signature  
509 Millbrae Ln Dallas, TX  
Address

Signature

Address

Del Hicks  
Signature  
1501 Fiori Way - Euless  
Address

Signature

Address

Richard Ruel  
Signature  
1526 ALBERI, Euless  
Address

Signature

Address

Signature  
Address

Signature

Address



Signature *B. Roman*  
Address *1507 Fiori Way*

Signature  
Address

Signature *Belle Sotter*  
Address *1508 Fiori Way*

Signature  
Address

Signature *Dorothy R. Sitch*  
Address *1506 Fiori Way*

Signature  
Address

Signature *Wynne Hill*  
Address *1509 Fiori Way*

Signature  
Address

*Indicate*  
~~Signature *Starr & Diane Porterfield*~~  
~~Address *1506 Milla Ct.*~~

Signature  
Address

Signature *Karalynn Eichorst*  
Address *1502 Fiori Way*

Signature  
Address

Signature *Cristy Moreau*  
Address *1505 Fiori Way*

Signature  
Address

Signature  
Address

Signature  
Address

Signature  
Address

Signature  
Address

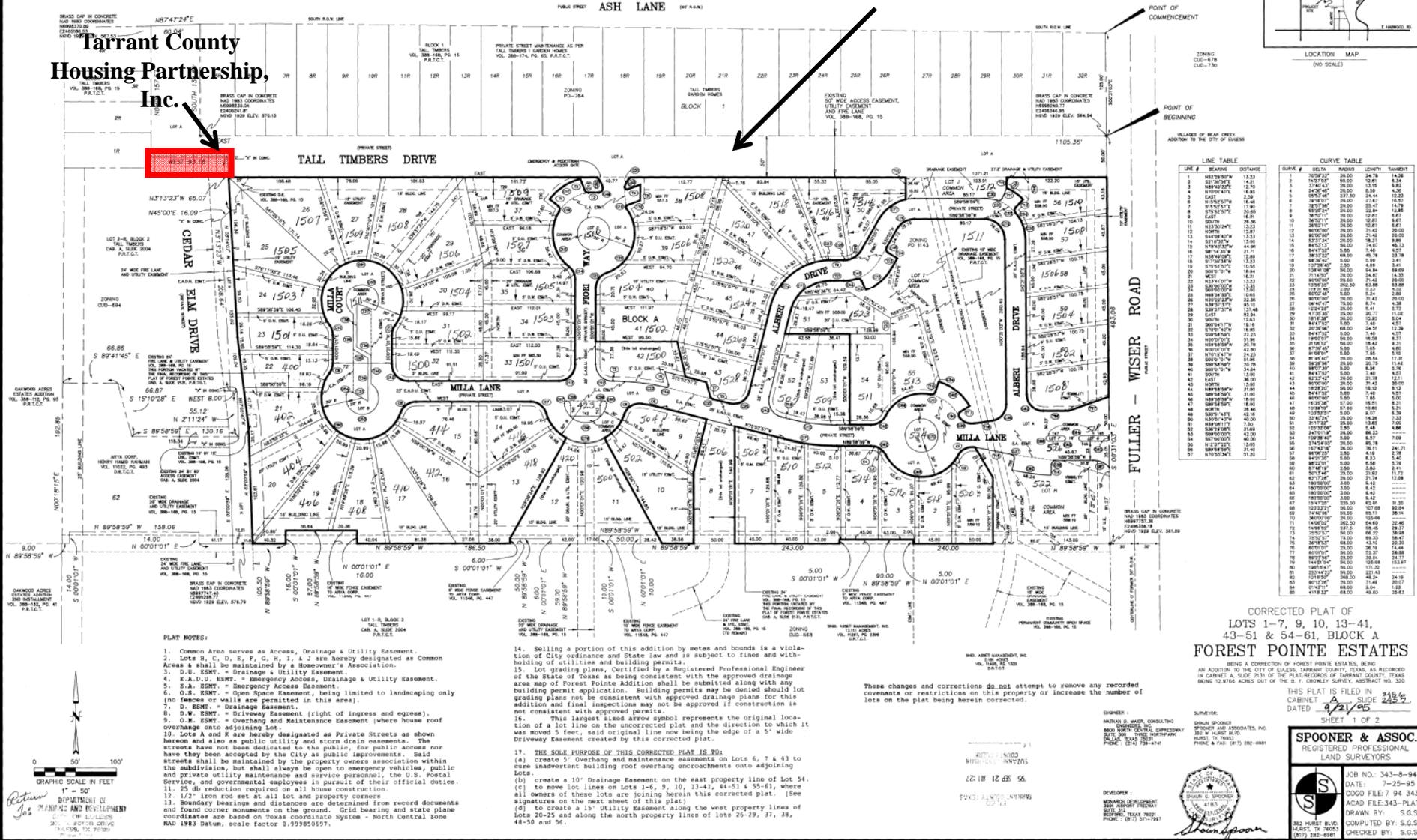
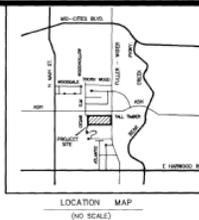
EXHIBIT "3"

Forest Point Estates  
Owners Association

Tarrant County  
Housing Partnership,  
Inc.

PERPETUAL MAINTENANCE FOR COMMON AREAS AND PRIVATE STREETS SHALL BE IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TALL TIMBERS 3 GARDEN HOMES AS FILED IN VOLUME 388-174, PAGE 65 AND OF TALL TIMBERS 11 GARDEN HOMES AS FILED IN VOLUME 388-174, PAGE 70, (DEED RECORDS OF TARRANT COUNTY, TEXAS).

NOTE: NO RESIDENTIAL DRIVEN CUTS WILL BE PERMITTED ON ASH LANE OR FULLER WISER ROAD. FIRE LANES WILL BE DESIGNATED BY AUTHORITY HAVING JURISDICTION.



LINE TABLE		CURVE TABLE			
LINE #	BEARING	DELTA	RADIUS	LENGTH	TANGENT
1	S 89°30'00" W	12.07	100.00	12.07	0.00
2	N 12°27'00" E	10.00	100.00	10.00	0.00
3	S 89°30'00" W	12.07	100.00	12.07	0.00
4	N 12°27'00" E	10.00	100.00	10.00	0.00
5	S 89°30'00" W	12.07	100.00	12.07	0.00
6	N 12°27'00" E	10.00	100.00	10.00	0.00
7	S 89°30'00" W	12.07	100.00	12.07	0.00
8	N 12°27'00" E	10.00	100.00	10.00	0.00
9	S 89°30'00" W	12.07	100.00	12.07	0.00
10	N 12°27'00" E	10.00	100.00	10.00	0.00
11	S 89°30'00" W	12.07	100.00	12.07	0.00
12	N 12°27'00" E	10.00	100.00	10.00	0.00
13	S 89°30'00" W	12.07	100.00	12.07	0.00
14	N 12°27'00" E	10.00	100.00	10.00	0.00
15	S 89°30'00" W	12.07	100.00	12.07	0.00
16	N 12°27'00" E	10.00	100.00	10.00	0.00
17	S 89°30'00" W	12.07	100.00	12.07	0.00
18	N 12°27'00" E	10.00	100.00	10.00	0.00
19	S 89°30'00" W	12.07	100.00	12.07	0.00
20	N 12°27'00" E	10.00	100.00	10.00	0.00
21	S 89°30'00" W	12.07	100.00	12.07	0.00
22	N 12°27'00" E	10.00	100.00	10.00	0.00
23	S 89°30'00" W	12.07	100.00	12.07	0.00
24	N 12°27'00" E	10.00	100.00	10.00	0.00
25	S 89°30'00" W	12.07	100.00	12.07	0.00
26	N 12°27'00" E	10.00	100.00	10.00	0.00
27	S 89°30'00" W	12.07	100.00	12.07	0.00
28	N 12°27'00" E	10.00	100.00	10.00	0.00
29	S 89°30'00" W	12.07	100.00	12.07	0.00
30	N 12°27'00" E	10.00	100.00	10.00	0.00
31	S 89°30'00" W	12.07	100.00	12.07	0.00
32	N 12°27'00" E	10.00	100.00	10.00	0.00
33	S 89°30'00" W	12.07	100.00	12.07	0.00
34	N 12°27'00" E	10.00	100.00	10.00	0.00
35	S 89°30'00" W	12.07	100.00	12.07	0.00
36	N 12°27'00" E	10.00	100.00	10.00	0.00
37	S 89°30'00" W	12.07	100.00	12.07	0.00
38	N 12°27'00" E	10.00	100.00	10.00	0.00
39	S 89°30'00" W	12.07	100.00	12.07	0.00
40	N 12°27'00" E	10.00	100.00	10.00	0.00
41	S 89°30'00" W	12.07	100.00	12.07	0.00
42	N 12°27'00" E	10.00	100.00	10.00	0.00
43	S 89°30'00" W	12.07	100.00	12.07	0.00
44	N 12°27'00" E	10.00	100.00	10.00	0.00
45	S 89°30'00" W	12.07	100.00	12.07	0.00
46	N 12°27'00" E	10.00	100.00	10.00	0.00
47	S 89°30'00" W	12.07	100.00	12.07	0.00
48	N 12°27'00" E	10.00	100.00	10.00	0.00
49	S 89°30'00" W	12.07	100.00	12.07	0.00
50	N 12°27'00" E	10.00	100.00	10.00	0.00
51	S 89°30'00" W	12.07	100.00	12.07	0.00
52	N 12°27'00" E	10.00	100.00	10.00	0.00
53	S 89°30'00" W	12.07	100.00	12.07	0.00
54	N 12°27'00" E	10.00	100.00	10.00	0.00
55	S 89°30'00" W	12.07	100.00	12.07	0.00
56	N 12°27'00" E	10.00	100.00	10.00	0.00
57	S 89°30'00" W	12.07	100.00	12.07	0.00
58	N 12°27'00" E	10.00	100.00	10.00	0.00
59	S 89°30'00" W	12.07	100.00	12.07	0.00
60	N 12°27'00" E	10.00	100.00	10.00	0.00
61	S 89°30'00" W	12.07	100.00	12.07	0.00

CORRECTED PLAT OF  
LOTS 1-7, 9, 10, 13-41,  
43-51 & 54-61, BLOCK A  
FOREST POINT ESTATES

- PLAT NOTES:
- Common Area serves as Access, Drainage & Utility Easement.
  - Lots 9, C, D, E, F, G, H, I, & J are hereby designated as Common Areas & shall be maintained by a Homeowner's Association.
  - D.U. ESMT = Drainage & Utility Easement.
  - E.A.D.U. ESMT = Emergency Access, Drainage & Utility Easement.
  - E.A. ESMT = Emergency Access Easement.
  - O.S. ESMT = Open Space Easement, being limited to landscaping only (no fences or walls are permitted in this area).
  - D. ESMT = Drainage Easement.
  - D.W. ESMT = Driveway Easement (right of ingress and egress).
  - O.M. ESMT = Overhang and Maintenance Easement where House is shown overhanging onto adjoining lot.
  - Lots A and K are hereby designated as Private Streets as shown hereon and also as public utility and storm drain easements. The streets have been dedicated to the public, for public access nor have they been accepted by the City as public improvements. Said streets shall be maintained by the property owners association within the subdivision, but shall always be open to emergency vehicles, public and private utility maintenance and service personnel, the U.S. Postal Service, and governmental employees in pursuit of their official duties.
  - 25 db reduction required on all house construction.
  - 1/2" iron rod set at all lot and property corners.
  - Boundary bearings and distances are determined from record documents and found corner monuments on the ground. Grid bearing and state plane coordinates are based on Texas coordinate system - North Central Zone NAD 1983 Datum, scale factor 0.99985067.
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
  - Lot grading plans, Certified by a Registered Professional Engineer of the State of Texas as being consistent with the approved drainage area map of Forest Point Addition shall be submitted along with any building permit application. Building permits will be denied should lot grading plans not be consistent with approved drainage plans for this addition and final inspections may not be approved if construction is not consistent with approved permits.
  - The largest sized arrow symbol represents the original location of a lot line on the uncorrected plat and the direction to which it was moved 3 feet, said original line now being the edge of a 5' wide Driveway Easement created by this corrected plat.
  - THE SOLE PURPOSE OF THIS CORRECTED PLAT IS TO:
    - create 5' Overhang and Maintenance easements on Lots 6, 7 & 43 to cover inadvertent building foot overhang encroachments onto adjoining lots
    - create a 10' Drainage Easement on the east property line of lot 54.
    - move lot lines on Lots 1-6, 9, 10, 13-41, 44-51 & 55-61, where all owners of these lots are joining herein this corrected plat. (See signatures on the next sheet of this plat;
    - to create a 15' Utility Easement along the west property lines of Lots 20-25 and along the north property lines of lots 26-29, 31, 38, 48-50 and 56.

These changes and corrections do not attempt to remove any recorded covenants or restrictions on this property or increase the number of lots on the plat being herein corrected.

THIS IS A CORRECTION OF FOREST POINT ESTATES, BLOCK A, AN ADDITION TO THE CITY OF FLEASER, TARRANT COUNTY, TEXAS, AS RECORDED IN PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, INSTRUMENT NO. 330 BEING 12,976 ACRES OUT OF THE S. F. CROLEY SURVEY, ABSTRACT NO. 330

THIS PLAT IS FILED IN  
CASE NO. 2456  
DATED 9/21/08

SPHEET 1 OF 2

**SPOONER & ASSOC.**  
REGISTERED PROFESSIONAL  
LAND SURVEYORS

OWNER: MATHIAS D. WAGER CONSULTING  
SURVEYOR: SPOONER AND ASSOCIATES, INC.  
1800 SOUTH CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75201  
PHONE: (972) 381-3434

DEVELOPER: HORNBACK DEVELOPMENT  
2015 W. TEXAS STREET  
DALLAS, TEXAS 75201  
PHONE: (972) 371-7991

JOB NO.: 343-8-94  
DATE: 7-25-08  
COGO FILE: 94-343  
ACAD FILE: 343-PLAT  
DRAWN BY: S.G.S.  
COMPUTED BY: S.G.S.  
CHECKED BY: S.G.S.